Rev A 21 September 2018 - Additional comments describing the improved side access and other rear elevation design improvements

Revisions added in GREEN

DESIGN AND ACCESS ASSESSMENT

THE PROPOSED REAR SINGLE- STOREY EXTENSION TO THE EXISTING SINGLE FAMILY HOUSE INCORPORATING THE ENLARGEMENT OF THE EXISTING LOWER GROUND FLOOR TOGETHER WITH A LIGHT WELL TO THE FRONT AND REAR AND OTHER MINOR ALTERATIONS TO THE EXTERNAL FACADE

FRONT VIEW

16 ROSECROFT AVENUE HAMPSTEAD LONDON NW3 7QB

LOCATION

The property lies within The Redington and Frognal Conservation Area. The Conservation Area is further sub-divided and Rosecroft Avenue lies within Sub Area 2. There are three roads known as The Crofts. Rosecroft Avenue is one of these roads. Rosecroft Avenue largely comprises of semi-detached houses of varied individual appearance but with a “mix and match” set of elements and materials. This gives the street an overall coherent appearance. While most of the houses are built of red brick, these are interspersed by houses with rendered elevations or part tile hanging. The continuity of a small palette of materials play a significant roll in the overall harmony of the appearance of Rosecroft Avenue but this is also helped by the regular spacing of mature London Plane trees that dominate the view looking upwards along Rosecroft Avenue.

Windows are timber framed traditional sash and casement style.

The fronts of the houses are set mainly as pairs of houses. However, the rears of the houses have changed considerably over the years. There is an eclectic mix of sizes and styles of architecture from traditional to modern. There are large mainly traditional style extensions and multiple single and double storey extensions that have grown over the years giving a patchwork of heights and depths to the rear views.

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HISTORY

Planning Application Search Results

There is no recent relevant planning history within the planning department that I can find.

The property was built as a family house, there was an application in 1959 for use of the house as three self contained flats but the layout of the internal layout does not show any evidence that this application was ever implemented.

The original rooms of the house have been preserved and much of the original detailing is still apparent.

There is visual evidence the house has been used as a single-family house.

This use appears historic and long established.

PROPOSAL – USE

Residential Class C3 – Single- family house

REAR VIEW OH HOUSE SHOWING AN UNATTRACTIVE ELEVATION

REASON FOR THE PROPOSAL

This application is to increase the floor area at the Lower Ground level and to extend and alter the single storey rear extension.

The upper parts can form the bedrooms for the client's family.

The client's brief is to achieve a full improvement and renovation to the house to make it sustainable for the future generations. The family has four children and the rear garden will be used by the children while the mother can control the house and see the children play safely.

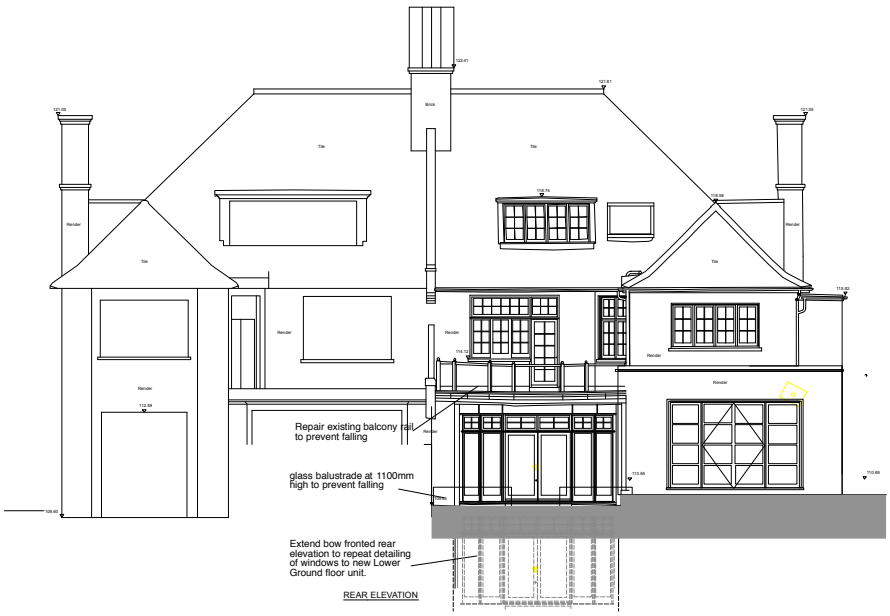
There is a rather ugly part side and part rear extension to the flank elevation and it is proposed to rebuild this, to increase the width of the side access and improve the detailing using traditional detailing to its construction, thereby enhancing the local rear views. See application drawings.

The ground floor has magnificent rooms of good proportion. The ornate cornice detail, picture rails, skirting, window shutters and door architraves are original and the client does not want to harm or destroy these features. However the house is not Listed and internal works are not controlled by Camden.

It is necessary to create a new kitchen to the rear of the property – enhancing the ground floor accommodation and, thereby, maintaining a fully functioning family home at Ground and upper floors. The kitchen has been positioned away from the adjoining semi-detached property to avoid and noise or disturbance to their main rooms.

There is currently a Lower Ground floor over the part of the footprint of the original house. It is proposed to increase the floor area to give a constant floor to ceiling height over the entire Lower Ground floor.

THE DESIGN PROPOSALS



EXISTING REAR VIEW

There are only minor alterations to the host building.

1) New French doors with a side screen each side will be provided at ground level to give access to the garden

2) The side extension will be reduced in its width to increase the side access and move the extension further away from the boundary.

2) New rear light well to allow light into the rooms at Lower Ground level. The design is to have similar windows to the bow front bay window to be repeated. It has been designed to give a sensitive and lightness of touch to compliment the original house. The French doors are to be tall in proportion, taken from the existing French doors.

The proposed design of the rear light well does not harm the architectural integrity of the main house and is almost identical to the adjoining house.

3). The proposed external staircase leading from the Lower Ground floor to the garden will allow the family rooms at Lower Ground floor level a direct access to the garden

4). All casement windows and French doors are to be painted timber construction with period detailing.

5). The existing two-storey side extension creates a very narrow side access to the garden. By reducing the width of this extension it will allow a 1,000mm wide access to the rear garden. See Proposed Ground floor Plan showing the proposed side access.

6) The existing roof light to the side of the rear dormer is to be removed and replaced with matching clay roof tiles. This will improve the rear garden view of the house and the roof design will echo the simplicity of the roof of the adjoining no.14 Rosecroft Avenue.

7) The timber railings to the bow fronted window are dangerously low, they are unsafe and are in poor condition. It is proposed to replace these timber railings with metal railings to the same design as no 14 Rosecroft Avenue.

PROPOSED REAR ELEVATION

1). The existing two-storey side extension creates a very narrow side access to the garden. By reducing the width of this extension it will allow a 1,000mm wide access to the rear garden. See Proposed Ground floor Plan showing the proposed side access.

2) The existing roof light to the side of the rear dormer is to be removed and replaced with matching clay roof tiles. This will improve the rear garden view of the house and the roof design will echo the simplicity of the roof of the adjoining no.14 Rosecroft Avenue.

3) The timber railings to the bow fronted window are dangerously low, they are unsafe and are in poor condition. It is proposed to replace these timber railings with metal railings to the same design as no 14 Rosecroft Avenue.

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SIDE VIEW

1) There are no alterations at roof level.

2). The proposed window arrangements improve the overall design and lessened the cluttered appearance of the existing flank wall elevation.

3) Lowering the side path to a level similar to the neighbouring property will help to remove the retaining wall between the two properties.

4) Minor alterations to the windows only helps improve the design and generally enhances the look of the flank elevation.

5). The existing two-storey side extension creates a very narrow side access. By reducing the width of this two-storey side extension it will allow a 1,000mm wide access to the rear garden. It will give a greater distance to the neighbouring property, thereby enhancing the overall spacing between the two buildings

FRONT ELEVATION No 16 FRONT ELEVATION No 14

FRONT VIEW

1). The proposed front light well does not harm the architectural integrity of the main house. It cannot be seen from the pavement as the ground rises to the front of the house and the light well, at the upper level, will be above the normal sight lines seen from the pavement view. The proposed light well is exactly the same as that approved to the adjoining property. See application 2016/0712/P -14 Rosecroft Avenue London NW3 7QB

Materials will be chosen for light well walls that are sympathetic to the existing building.

The casement windows can be timber framed painted white.

The cover to the light well will be a dark grey metal grille to prevent animals falling into the light well. It will be finished flush with the surrounding surfaces and be nearly invisible from the highway. See application drawings.

ASSESSMENT OF PROPOSAL FOR PLANNING PERMISSION

The external alterations are minimal and any alteration has been sympathetically designed to harmonise with the host building.

The proposal causes no loss of light to adjoining properties.

There is no harm to the environment, other than the process of building, which will be limited to about 9 months.

CAMDEN BASEMENT PLANNING POLICY - Draft November 2017

The proposed application is for a new Lower Ground floor beneath the footprint of the existing house. There is little impact above the Ground floor

The proposed application is for a single floor only beneath the footprint of the existing house. There is no further intrusion into the garden area other than the light wells that do not occupy any significant area. There is no adverse impact of the trees, see Arboriculture report by Martin Dobson

Extracts from the Planning and Design Policy documents

2.1 Often with basement development, the only visual features are light wells, skylights, or pavement lights, with the bulk of the development concealed wholly underground, away from public view. However, just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale. We recognise that there can be benefits from basement development in terms of providing additional accommodation, but we need to ensure that basement schemes:

There is no harm whatsoever to the amenity of neighbouring properties. The proposed Lower Ground floor will not be seen by the neighbouring properties. The light wells are small and cannot be seen from the public highway due to the elevated position within this part of Rosecroft Avenue

The neighbours at no 14 Rosecroft Avenue benefit from identical light wells to front and rear. See application 2016/0712/P -14 Rosecroft Avenue London NW3 7QB

2.4 Local Plan Policy A5 on basements limits the size of basement developments. The section below lists the relevant criteria from Policy A5 accompanied by diagrams to show how these criteria apply

Policy A5:

“The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property.

Basement development should:...

A basement development that does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level is often the most appropriate way to extend a building below ground.

The proposed light wells cannot be seen from the public highway as the house occupies an elevated location with Rosecroft Avnue

No part of the proposed new Lower Ground floor will be visible from the public highway or from neighbouring properties.

f. not comprise of more than one storey;

The proposed application is for a single floor only beneath the footprint of the existing house. There is no further intrusion into the garden area other than the light wells that do not occupy any significant area

g. not be built under an existing basement;

The proposed application is NOT beneath an existing basement

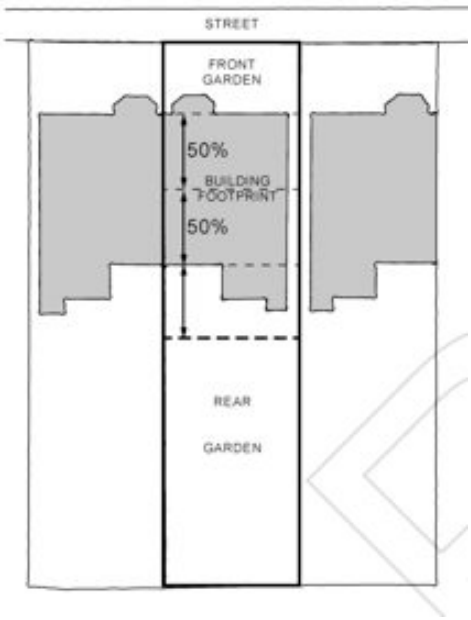
h. not exceed 50% of each garden within the property;

The proposed application does NOT exceed 50% of the garden

i. be less than 1.5 times the footprint of the host building in area;

The proposed application does NOT exceed 1.5 times the footprint of the original building

j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;



The proposed application does NOT extend into the garden beyond 50% of the depth of the garden

k. not extend into or underneath the garden further than 50% of the depth of the garden;

The proposed application does NOT extend into the garden beyond 50% of the depth of the garden. See drawing 06.962.13 – Proposed Lower Ground floor Plan

l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;

The proposed basement does not extend into the front garden area. The proposed light well is set back from the boundary to enable water drainage.

2.6 The criteria of policy A5 must be considered together, therefore the area where a basement may be developed is the smallest of these areas. The diagram below shown all of the considerations together.

The proposed basement will lie completely within the footprint of the host building.

The proposed basement is less than 50% of garden and does not extend beneath garden areas.

The proposed application does NOT exceed 1.5 times the footprint of the original building

The proposed light wells comply with the requirements of Paragraph 2.6 Policy A5 in its entirety.

Habitable rooms

2.8 Local Plan Policy A5 on basements states that the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. Outside of these areas, where basement accommodation is to provide living space (possibly for staff), it will be subject to the same standards as other housing in terms of space, amenity and sunlight. Suitable access should also be provided to basement accommodation to allow for evacuation.

All the habitable rooms within the proposed new basement will have vertical sash windows giving direct sunlight and ventilation. All rooms will comply with the current Building Regulations for habitable room standards.

The basement accommodation is part of the main house and a separate means of escape from the Lower Ground floor is not required. However, one could gain access to, and escape from the house via the garage door

Basement walls, windows, and doors

2.9 The development of a basement and the introduction of light wells may result in an area of exposed basement wall and will usually mean new window or door openings. Any exposed area of basement development to the side or rear of a building will be assessed against the guidance in CPG1 Design (refer to section 4 on extensions, alterations and conservatories). In general, this expects that any exposed area of basement:

• is subordinate to the building being extended;

The light wells are identical to those approved at the adjoining.
See application 2016/0712/P -14 Rosecroft Avenue London NW3 7QB

• respects the original design and proportions of the building, including its architectural period and style; and

The basement walls will be of facing brick to match the main house. The windows are tall sash windows to echo the traditional detailing of the windows at First floor. The new windows at Lower Ground floor level will be slightly shorter than the Ground floor windows to give an hierarchy to the window design.

The timber sash windows will copy the design and proportion of the host building. The windows will achieve a U value of 1.1W/m2C

• minimises the loss of garden space.

The proposed application is for a new Lower Ground floor beneath the footprint of the existing house. The Ground floor rear extension does not occupy any significant area of the garden. There is a large garden area suitable for family use and enjoyment.

The light wells are relatively small and are subordinate to the host building

2.10 Any visible basement wall should not dominate the original building due to its size

The visible basement wall is very small and will have no impact when looking at the overall size and proportion of the main house above.

2.11 In number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building. On the street elevation, and on certain rear elevations where there is a distinguishable pattern to the fenestration, the width and height of windows should be no greater than those above.

The windows are tall sash windows to echo the traditional detailing of the windows at First floor. There will be arched brick detailing over the windows to match the brick arches above.

The new windows at Lower Ground floor level will be slightly shorter than the Ground floor windows to give an hierarchy to the window design. There will be arched brick detailing over the windows to match the brick arches above

Lightwells

2.12 The building stock in Camden is varied. Some areas contain basements developments that include front lightwells taking up part, or all, of the front garden. Other areas do not have basements or lightwells that are visible from the street. The presence or absence of lightwells helps define and reinforce the prevailing character of a neighbourhood.

The light wells are small and cannot be seen from the public highway due to the elevated position within this part of Rosecroft Avenue

The neighbours at no 14 Rosecroft Avenue benefit from identical light wells that have received approval from Camden and are identical to the proposed on this application. See application 2016/0712/P -14 Rosecroft Avenue London NW3 7QB

2.13 Where basements and visible light wells are not part of the prevailing character of a street, new light wells should be discreet and not harm the architectural character of the host building, or the character and appearance of the surrounding area, or the relationship between the building and the street. For example light wells may need to be covered by a grille, have no railing, and be of an size appropriate to the host building and garden.

2.14 In situations where light wells are not part of the established street character, the characteristics of the front garden or forecourt will help to determine the suitability of light wells.

There are lightwells to the neighbouring property. Therefore, the introduction of small lightwells is NOT Alien to this locality. The proposed light wells do not harm the surrounding area. See application 2016/0712/P -14 Rosecroft Avenue London NW3 7QB

The proposed lightwells CANNOT be seen from the street

The light well will be covered by a light weight metal grille to prevent any animals falling into the well. There will be a grille with a part removable cover for cleaning out fallen leaves and as a possible emergency escape option.

Railings, grilles and other lightwell treatment

2.20 In order to comply with Building Regulation standards, lightwells should be secured by either a railing (1,100mm high) or a grille. Where front light wells are proposed, they should be secured by a grille which sits flush with the natural ground level, rather than railings.

The light wells are small and cannot be seen from the public highway due to the elevated position within this part of Rosecroft Avenue

No part of the proposed new Lower Ground floor will be visible from the public highway or from neighbouring properties.

The light wells are small compared to the garden area. There will be no significant impact on the established trees. See report from Martin Dobson.

The light well will be covered by a light weight metal grille to prevent any animals falling into the well. There will be a grille with a part removable cover for cleaning out fallen leaves and as a possible emergency escape option.

Conservation areas

2.23 In the case of listed buildings applicants will be required to consider whether basement and underground development preserves the existing fabric, structural integrity, layout, interrelationships and hierarchy of spaces, and any features that are architecturally or historically important.

The excavation, by hand tools, and in small sections will not cause any structural harm to the building above. On completion the house will be much stronger.

The adjoining property has a similar basement construction and together the structure will be made even stronger and more stable

3 Trees, landscape, and biodiversity

3.1 Policy A5 of the Local Plan on basements ensures that basements are not built underneath excessive proportions of the gardens of properties. Applicants should also be mindful of the need to preserve or enhance the garden area for trees, other vegetation, and to support biodiversity. Sufficient margins should be left between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally. These margins should be wide enough to sustain the growth and mature development of the characteristic tree species and vegetation of the area. The Council will seek to ensure that gardens maintain their biodiversity function for flora and fauna and that they are capable of continuing to contribute to the landscape character of an area so that this can be preserved or enhanced.

The proposal will have no impact of the biodiversity of the site.

The proposed application is for a single floor only beneath the footprint of the existing house. There is no further intrusion into the garden area other than the

light wells that do not occupy any significant area. There is no adverse impact of the trees, see Arboriculture report by Martin Dobson

• do not have a detrimental impact on the groundwater environment, including ponds and reservoirs;

The initial bore holes show the water table approximately 3.7M deep beneath the garage level. The proposed single storey Lower Ground floor will not impact on the water level. A full B.I.A. assessment is being carried out and will form part of this application.

• do not have any effects on surface water run-off or ground permeability

The new light wells will occupy an insignificant area compared to the garden area. They will have no impact on the surface water run-off and an insignificant loss of ground permeability.

Basement construction plans

3.36 A basement construction plan sets out detailed information to demonstrate how the design and construction of the basement has been prepared in order to minimise the impacts on neighbouring properties and the water environment, and provides a programme of measures to be undertaken by the owner to with the objective of minimise the impact on the structural integrity of neighbouring properties and sensitive structures such as the public highway. 3.37 A basement construction plan should contain: • a method statement detailing the proposed method of ensuring the safety and stability of neighbouring properties throughout the construction phase including temporary works sequence drawings, • appropriate monitoring including details of risk assessment thresholds and contingency measures, • detail demonstrating that the basement has been designed using evidence of local factors including ground conditions, the local water environment and the structural condition of neighbouring properties, in order to minimise the impact on them. • provision to retain at the property throughout the construction phase a suitably qualified engineer from a recognised relevant professional body to monitor, inspect, and approve the permanent and temporary basement construction works, and • measures to ensure the ongoing maintenance and upkeep of the basement.

A Basement Construction will be prepared by others. It is intended that the existing garage and its forecourt shall be used for the location of the skip, with a conveyor belt across and above the garden area to link the dig to the disposal area. The surplus soil will be removed using hand tools to avoid any unnecessary noise and disturbance to neighbours.

Considerate Contractors Scheme 4.2

Full care and consideration should be given to neighbouring properties, as the works can be particularly intrusive to immediate neighbours. All construction and demolition processes are expected to be in accordance with the Considerate Constructors Scheme standards. Construction and demolition processes are also

expected to conform to the ICE Demolition Protocol (www.ice.org.uk) and should have regard to the Guide for Contractors working in Camden, Feb 2008, which is available the Camden Council website and to the GLA's best practice guidance document The Control of Dust and Emissions from Construction and Demolition (www.london.gov.uk).

The appointed contractor will comply with the above guidelines

Construction management plans

4.3 The Council will generally require a construction management plan for basement developments to manage and mitigate the greater construction impacts of these schemes. Construction management plans will generally be required for schemes on constrained sites, in conservation areas, on sites adjacent to a listed building, or in other areas depending on the scale of the development and the conditions of the site. Construction management plans include: • provisions for phasing; • provisions for site management, safety, and supervision, • management of construction traffic and parking; • management of noise, vibration, dust, and waste; • provisions to ensure stability of buildings and land; • provisions for monitoring movement, and • provisions for a construction working group, where appropriate. 4.4 Construction management plans should take into consideration other developments taking place in the local area with a view to minimising the combined effects of these construction works. The Council encourages applicants to inform and engage with affected neighbours at an early stage.

A Construction Management Plan has been prepared by others and forms part of the application documentation. It is intended that the existing garage in the corner of the site shall the location of the skip, with a conveyor belt across and above the garden area to link the dig to the disposal area. The surplus soil will be removed using hand tools to avoid any unnecessary noise and disturbance to neighbours.

Sustainable construction

4.7 As part of an application for a basement development, applicants will be required to describe within their Design and Access Statement how the development has considered materials, resources and energy. This statement should explain how the use of sustainable materials has been considered and applied in the proposal, and the reasons for the choices that are made. The statement should also detail which existing materials on the site are to be re-used as part of the development or made available for re-use elsewhere, and the measures to improve the energy efficiency of the development. Further guidance is provided within CPG3 Sustainability (sustainability assessment tools chapter).

The application will not harm or involve the loss of material to the host building. The new construction can however provide excellent thermal insulation as the external walls are below ground and will benefit from being permanently enclosed. The insulation levels of the new walls will more than comply with the requirements of the Building Regulations. The windows will achieve a U value of 1.1W/m2C

Thermal Efficiency will comply with floor to comply with Part L1B

Low energy lights will be used at the new lower Ground floor to comply with the latest energy efficiency requirements.

RESIDENTIAL DEVELOPMENT STANDARDS

Guidance on residential development standards General principles

Layout

There should usually be a permanent partition between eating and sleeping areas. Kitchens and living rooms that are permanently separated are preferable. However, combined kitchen and living areas are considered acceptable as long as the floor area is sufficient to allow for the greater range of activities that will take place in them.

THE APPLICATION HAS SEPARATE SLEEPING ROOMS AND WILL FULLY COMPLY WITH THE BUILDING REGULATIONS FOR FIRE SAFETY.

Rooms

- All rooms should be able to function for the purpose for the purpose for which they are intended.
- They should have an adequate size, shape, door arrangement, height, insulation for noise and vibration and natural lighting and ventilation.
- They should lead off a hallway or lobby so that it is possible to access any habitable room without passing through another habitable room, although Building Regulations Part B - Fire Safety allow inner rooms provided they meet certain criteria.

THE APPLICATION SHOWS ROOMS ABOVE THE MINMUM STANDARD.
THE APPLICATION COMPLIES WITH THE FIRE ESCAPE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS

Internal space standards Ceiling heights

All habitable rooms should have minimum headroom of 2.3 metres.

THE APPLICATION EXCEEDS THESE MINIMUM HEIGHTS

Although planning cannot control the precise internal layout of individual proposals, it is important to ensure that dwellings are capable of providing a suitable layout and adequate room sizes that reflect the use and type of accommodation. The Council will be flexible in the application of these guidelines in order to respond to site-specific circumstances.

The Council has set minimum space standards to ensure rooms are large enough to take on varying uses. Space standards relate to the occupancy of a home rather than number of bedrooms and the developer will be required to state the number of occupants each dwelling has been designed to accommodate. The occupancy of housing at the time of its first occupation is not a reliable prediction of future levels of occupancy over the lifetime of a home. The only sensible assessment of occupancy is therefore the designed level of occupancy.
The Council will expect bedrooms to meet or exceed the following minimum sizes:

- First and double bedrooms - 11.0 sq m • Single bedrooms - 6.5 sq m
- External amenity space is provided

THE APPLICATION EXCEEDS THESE MINIMUM FLOOR PSACE REQUIREMNTS FOR EACH ROOM AND THE OVERALL SIZE OF UNIT

Storage and utility spaces

All accommodation should have sufficient internal storage space to meet the likely needs and requirements of potential occupiers. Dwelling layouts should make suitable provision:

- for washing machines and drying clothes;
- a storage cupboard with a minimum floor area of 0.8 sq m should be provided for 1- and 2-person dwellings;
- for each additional occupant, a minimum of 0.15 sq m storage area should be provided;
- storage for bicycles and prams should also be provided, located at the ground or lowest level of the dwelling, preferably accessed from a hall or lobby area;
- for waste and recycling bins, reference should also be made to the section

THE APPLICATION COMPLIES WITH THE STORAGE REQUIREMRNY
THERE IS A SPACE FOR STORING BICYCLES WITHIN THE GARAGE.
THE HOUSE SHALL HAVE ACCESS TO THE GARAGE AND THE PLANT ROOM OFF THE GARAGE.

Daylight, sunlight and privacy

Basements

All rooms within a basement should be able to function for the purpose of which they are intended. They should have an adequate size, shape, door arrangement, and height, insulation from noise and vibration, and access to natural lighting, ventilation and privacy (similar to the standards set out above). Four key considerations are set out here.

- Natural light - to ensure that adequate natural light is provided to habitable rooms, walls or structures (including the sides of lightwells) should not obstruct windows by being closer than 3 metres. Where this is not achievable, a sufficient proportion of the glazing should be above the point on the window(s) from which a line can be drawn at 30° above the horizontal to pass the top of obstruction. The glazed area above the point should total not less than 10% of the floor area of the room.
- Forecourt parking – nearby vehicles can also restrict light to basements, and consideration should be given to any further obstruction from vehicles parked on the forecourt that may present a barrier to light serving basement windows.
- Means of escape - basements should be provided with either a door or suitably sized window allowing access to a place of safety that gives access to the external ground level, or with a protected escape route within the building leading to a final exit at ground level.
- Lightwells - stairs, ladders and gates in any railings around a lightwell that are required for means of escape should be designed to be as discreet as possible and should have regard to the character of the building and surrounding area.

THE APPLICATION COMPLIES WITH EACH OF THE ABOVE – SEEPLANS FOR DAYLIGHT AREA CALCULATIONS. SEE APPLICATION DRAWINGS.

Outdoor amenity space

4.29 Outdoor residential amenity space can be provided in the form of private garden space, balconies, terraces, roof gardens or as communal amenity space. Where practical the following requirements should be met.

Private outdoor amenity space:

- All new dwellings should provide access to some form of private outdoor amenity space, e.g. balconies, roof terraces or communal gardens.
- Private gardens should be allocated to family dwellings. • Where provided, gardens should receive adequate daylight, even in the winter.
- The access to private amenity space should be level and should be from the main living space.

THE APPLICATION SHOWS THAT THE LARGE FAMILY UNIT WILL HAVE ACCESS TO THE REAR GARDEN.

ACCESS

Unfortunately the main front door has a stepped access to this property. It does not offer any scope for improvement for disabled users. The front door is only accessible from the steps. The rear access door is also only accessible by a step down to the rear terrace level with an inclined garden giving little scope for the enjoyment of a wheelchair user.

The existing two-storey side extension creates a very narrow side access. By reducing the width of this extension it will allow a 1,000mm wide access to the rear garden. It will give a greater distance to the neighbouring property, thereby enhancing the overall spacing between the two buildings. This should be seen as an improvement